

TO LET

Spacious Retail Unit

49B High Street, Holywood BT18 9AB



This is a deceptively large retail unit set in the heart of Holywood town centre close to Lekker Beauty, Soap & Suds and Café Brazilia.

Whilst currently used as a shop with ancillary stores it was formerly Lapamanzi, an iconic restaurant café and could easily be reconverted to this use.

Considering the size of the property it is being offered at a very competitive rent for this location.



SIZE

Retail	472 sq.ft.	(43.9 sq.m.)
Kitchen	136 sq.ft.	(12.6 sq.m.)
Ladies & Gents W.C.'s		
Former Kitchen/Office	356 sq.ft.	(33.11 sq.m.)
Staff W.C. (disused)		



RENT

£11,500 per annum

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.



LEASE Minimum 5 years
 Tenant responsible for internal repair and shop front and a service charge in respect of a proportionate cost of: buildings insurance; water charge; cost of electricity to common areas and maintenance of common areas; external redecoration.

VAT We are advised that VAT is not applicable to the above.

RATES NAV £10,700
 Rates payable 2019/2020 £6,097.26

EPC E-104

VIEWING By appointment with Sole Agent 028 9042 4747



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